

May 23, 2006

**MEMORANDUM**

**TO:** Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

**FROM:** David W. Eichelberger, P.E. - CBBEL, Indianapolis

**PROJECT:** **Watkins Glen South, Part 6, Phase II**  
**CBBEL Project No. 02-038 (EY)**

**DEVELOPER/OWNER:** **Richard and Barbara Sondgerath**

**LOCATION:** **40° 26' 59" Latitude**  
**-86° 49' 51" Longitude**

**RECOMMENDATION:** **Final Approval with Conditions**

Watkins Glen, Part 6, Section 2 is a continuation of the Watkins Glen residential subdivision located on the west side of County Road 400 East, approximately 1/4 mile north of County Road 200 North in Franklin Township. Twelve (12) 1.0+/- acre single-family home sites will be constructed on approximately 17 acres. The current land use is agricultural fields, woods, and pasture. In the developed condition, the majority of the drainage from Part 6, Section 2 will be collected into a system of swales and storm sewers and directed into a new detention pond in the northwest corner. This pond will be routed to existing ponds in Part 5 of Watkins Glen.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain outlets, crossings, or encroachments proposed with this development. Runoff from the site eventually discharges to existing detention basins in Watkins Glen Part 5. The project site is within the Tippecanoe County MS4 Area.

This project was previously reviewed in memorandums dated April 18, and May 2, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

**Variances/Encroachments**

There are no variances or regulated drain encroachments proposed with this development.

**Stormwater Quantity**

1. The proposed drainage easement along the north property line is labeled as 40 feet wide on sheet 19, and 20 feet wide on all other sheets. The applicant should resolve this discrepancy.
2. The applicant should submit a final, certified drainage report that includes all revisions and updated information.

### **Stormwater Quality**

1. The exhibit included in the O & M Manual should specifically note that the proposed swales and the existing swale located in Part 5 are the post-construction stormwater quality BMP measures for this site. In addition, this exhibit labels the drainage easement along the north property line as 40 feet wide.

### **General Conditions**

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant should notify the downstream property owners located within Watkins Glen Part 5 in accordance with Chapter 3, Section 2. C. of the Ordinance. Notification should be conducted for all properties affected by the revisions to Pond A and Pond B (Lots 31 – 44 in Watkins Glen Part 5).
3. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
4. The applicant must pay the Phase II stormwater program fees.
5. The applicant must provide proof to the Tippecanoe County Surveyor's Office (TCSO), of the formation of a Homeowners Association (HOA), which will assess sufficient funds for the inspection and maintenance of all drainage facilities. An estimate of the needed annual assessment for maintenance and inspection of the drainage facilities must also be provided to the TCSO. In addition, a yearly report must be submitted to the TCSO to show that the HOA is still active and to report the amount of assessments collected.
6. The applicant must provide recorded copies of restrictive covenants satisfactory to the Tippecanoe County Drainage Board and the Tippecanoe County Surveyor's Office.
7. A copy of the proposed Final Plat for the subdivision should be provided.
8. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: R. W. Gross & Associates, Inc.

DWE/sb

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